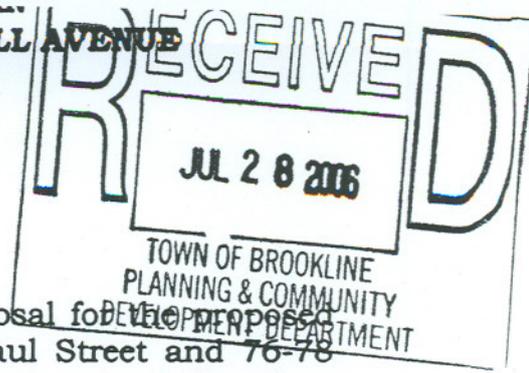


CONSTRUCTION MANAGEMENT PLAN
156-160 ST. PAUL STREET AND 76-78 SEWALL AVENUE
BROOKLINE, MA
MAY 15, 2006



A. Introduction.

Bodwell Pines Corporation has prepared this proposal for proposed residential development located at 156-160 St. Paul Street and 76-78 Sewall Avenue. This construction management plan is designed to minimize traffic-related impacts during the construction of the 38 unit residential development at St. Paul Arms. This plan adheres to the criteria set by the Town of Brookline, as indicated in the "Town of Brookline Proposed Criteria for Construction Management Plans/Street Occupancy Permits" (November 1994).

The goal of this construction management plan is to minimize traffic impacts and ensure public safety during the construction of the proposed development. Included herewith is a description of the project's construction schedule, determination of construction personnel trip generation and parking requirements, expected distribution of site deliveries, identification of proposed staging areas, identification of sidewalk closings and the duration of such closings, rodent and dust control and any other traffic impacts expected to occur during the construction of this development.

Please be advised that most of the construction activity will occur within the property's boundaries. Because of this, most of the activity will not interfere with outside vehicular and pedestrian routes of travel. However, during the times that construction may occur outside of the property's boundaries, all appropriate measures will be taken to ensure safe vehicular and pedestrian passage.

B. Construction Schedule.

We expect the construction of the proposed residential development to take 12 months. Construction personnel will vary depending on the work schedule and season however, it is expected that the typical workday will be begin between 7:00AM and end prior to 7:00PM. Because of this work schedule, construction personnel will not be traveling to and from the job site during the peak hours of commuter traffic. If the construction schedule requires employees to work longer than the above typical workday, the Town of Brookline will be notified in advance.

C. Construction Personnel Trip Generation and Parking.

The total number of personnel at the job site will vary depending on the construction activity. It is expected that there will be an average of 20 employees daily at the job site. We are going to assume that personnel will travel 2 to a vehicle for the purpose of this analysis. Therefore, the project is expected to generate 10 vehicle trips during any peak period of construction activity. Because of the sites close proximity to the MBTA's Beacon Street T stop, some of the construction personnel may use public transportation. Also, because the typical work day starts and ends outside of the peak commuter hours, it is expected that any construction related traffic will have minimal impacts on the local roadway network.

There will be ample on-site parking for all construction personnel vehicles after the garage is built. The estimated time to complete is 2.5 months (June 1-August 15, 2006). Temporary on-site parking spaces will be utilized. It is anticipated that some workers will park their vehicles in available on-street parking spaces for no more than two (2) hours, in Town Parking Areas or at lots which provide access to public transportation. As the construction itself progresses, it is expected that additional on-site parking will become available, i.e. the under ground parking garage to be built. Also, the closer to completion of the project, the less materials stored on the job-site and therefore additional space for parking. If required, a temporary street parking permit will be requested from the Engineering/Transportation Division on an as needed basis.

D. Land Restriction/Street Closures.

As stated, the construction of the proposed development is expected to take approximately 12 months. During the construction period, the contractor will need to install new curbing and access driveways along St. Paul Street and Sewall Avenue. While these activities will impact sidewalks and on street parking, they will not require roadway closings. Also, these activities will only occur between 10:00AM and 3PM and will not interfere with the peak hour traffic flow. Police Detail may be required during curbing and sidewalk work. Also, a street permit will be requested on Sewall Avenue using 4 feet of street to curb for pedestrian access, proper fencing, railings and signage will be installed prior to start of construction.

E. Construction Staging Areas.

All construction staging, construction materials and vehicles will be stored and operated within the property boundaries. A chain link fence will be installed around the perimeter of the property to ensure the area is secure from pedestrians. The contractor will provide a buffer area

between the fence and building structure to allow for easy access around the facility without the need for using or closing a public right of way. The sidewalk will be maintained in a safe and passable condition.

Approximately two and one-half months into the construction, we anticipate that the garage should be far enough along to be used to store construction materials and small vehicles. As stated previously, the further along in the project, the less materials needed and this space will be used for construction workers vehicles.

F. Delivery Patterns/Circulation.

At this time, the exact storage location of construction materials is not know. All deliveries however, will access the site via St. Paul Street or Sewall Avenue. Deliveries from the east and west are expected to travel to the job site via Beacon Street directly onto St. Paul Street or Sewall Avenue. Delivery vehicles leaving the job site will exit from St. Paul Street or Sewall Avenue to Beacon Street. Beacon Street provides access to all major highways.

Signs will be posted at the entrance on St. Paul Street or Sewall Avenue and will identify the property as St. Paul Arms Delivery Entrance. All proposed signs will be installed in locations where they will not interfere with pedestrian or vehicle traffic.

Loading and unloading of all construction materials and/or construction vehicles will take place onsite, within the buffered area. We will not allow the loading or unloading on any public way. In the event that loading/unloading needs to occur within any public way, this will take place outside of peak commuter hours and a police detail will be hired.

It is not yet know the exact kinds of construction vehicles and when said vehicles will be entering the property. It is know that the proposed construction will use a significant amount of concrete and therefore, initially, cement mixers and the like will make up the majority of the trucks entering and exiting the construction site during the foundation forming process. The staging area, located within the project boundaries, will provide the necessary space to accommodate these trucks.

G. Sidewalk Closings and Duration.

Pedestrian walkways along St. Paul Street and Sewall Avenue will remain open during the construction activity. Secured fencing will be installed to ensure pedestrian safety. The only time pedestrian walkways will be closed will be during the construction of the access drives to the

building. During this time, pedestrians along sidewalks will be re-routed onto a 3-foot section of sidewalk for a short distance. Secured fencing or barriers will be installed to ensure safety. The sidewalk will be maintained in a safe and passable condition. It may be necessary to interrupt both pedestrian and vehicular flow for a short period of time while the utility connections (water/sewer and fire) are made. Again, this will be done during non-peak hours and a police detail will be hired.

H. Dust and Rodent Control

Dust and Rodent control will be handled as follows:

- Dust will be minimized using water as control.
- A professional licensed exterminating company will control rodents.

I. Other Miscellaneous Details.

During the construction of the exterior of the buildings, scaffolding may be required. A licensed scaffolding contractor will be hired to erect all scaffolding using typical pipe staging. All scaffolding will be well within the property boundaries. A temporary fence will be used for safety and security.

J. Summary.

The construction is expected to occur primarily within the property's boundaries. During some construction activities, however, work will be required within the public right of way. This plan has taken that into consideration and has tried to outline what measures will be taken to ensure pedestrian and vehicular safety during the construction period. The following is a summary of the construction management plan.

- The construction for the proposed development is expected to take approximately 12 months. A temporary fence will be used as required.
- All construction materials, vehicles and staging will be stored and operated within the property's boundaries and not on the public ways.
- Every effort will be made to encourage construction personnel to car pool, use public transportation and remote park during the construction period.
- For a short period of time, some of the street parking along St. Paul Street and Sewall Avenue may need to be eliminated while the new driveway curbing is set and constructed. St. Paul Street and Sewall Avenue is expected to remain open to all traffic during this time with only parking being effected.

- Police detail is only anticipated, and will be hired, during the construction of the driveways, sidewalks and utility work in street. This is not expected to take more than a week.
- The Town of Brookline will be notified in advance if there are any changes to the staging areas, roadway/sidewalk impacts or deliveries.
- We will monitor the traffic at the beginning and end of the construction day to make sure personnel are not having any problems entering or exiting the site. If problems are observed, local authorities will be consulted to ensure the safety of the public and construction personnel.
- On-Site vehicular traffic will be limited to only vehicles associated with the construction of the project. All heavy equipment will be equipped with operable backup alarms.
- The site will be separated from the public right of way by secured fencing with gates. There will be no public vehicular or pedestrian traffic allowed through the construction site. Construction personnel, as well as visitors to the site, will enter the site from St. Paul Street and Sewall Avenue.
- Telephone numbers, both regular and emergency, of the Project manager and Project Superintendent will be submitted to the Department of Engineering and the Building Department.
- The Commissioner of Public Works, or his designee, will monitor the offsite trucking of earth. The contractor will clean the public ways when necessary.

Contact Numbers:

Ronald Simons	617-875-7777
Contractor	508-651-0700

Michael DelVecchio	781-307-1696
Project Manager	617-383-5927

David Simons	617-680-3525
Assistant Manager	

**CONSTRUCTION MANAGEMENT PLAN
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BROOKLINE, MA
AMENDMENT I
JULY 26, 2006**

Subsequent to filing the Construction Management Plan it has been determined by the engineers and architects designing the development that the sidewalk area indicated on the enclosed Plan (Exhibit A) is needed to be used during the construction of this development which was approved by the Zoning Board of Appeals. The sidewalk on Sewall Avenue is required to set forms. The sidewalk on St. Paul Street is required to set steel.

Appropriate orange signs with black letters of standard size will be placed as indicated on the Plan. The signs will state:

**“HANDICAP ACCESSABLE RAMP”
“SIDEWALK CLOSED”
“CROSS IN MARKED CROSSWALK”**

A transition ramp for handicap access will be placed from curb to street as indicated on the Plan. The sidewalks will be reconstruction per the Town's requirements at the end of construction.

EXHIBIT "A"

SIGNAGE:

- ① HANDICAP / ACCESSABLE RAMP
- ② SIDEWALK CLOSED
- ③ USE MARKED CROSSWALK

X → X → CHAIN LINK FENCE

⌘ ⌘ JERSEY BARRIERS W/ CLF

BUILDING
BUILDING AREA=9189 SQ.FT.
FF=42.12 SF=52.12 TF=62.12

EXIST. GARAGE

#76, #78
EX. 3 ST/WF HOUSE
AREA OF EX. BLD.
1786 S.F. ±
FF=48.66

EXISTING BITUMINOUS CONCRETE DRIVEWAY

EXISTING BITUMINOUS CONCRETE PARKING LOT

JERSEY BARRIERS W/ CLF SITE ONLY

EXIST. CROSSWALKS

RAMP

20' GATES

5' GATE

SEWALL AVENUE (PUBLIC - 40' WIDE)

TEMP. CROSSWALK

S84°13'35"E

48.17'

114.02'

72.68'

92.57'

90.49'

③

②

①

②

